

TENTATIVE MAP  
"TERRACE HILL DRIVE"  
COUNTY OF SAN DIEGO TRACT NO. 5599  
County of San Diego, California

GENERAL NOTES:

1. COUNTY ASSESSORS PARCEL No. 400-330-30

2. TAX RATE AREA: 59088

3. GROSS AREA = 2.84 ACRES, NET AREA = 2.78 ± ACRES

4. NUMBER OF BUILDABLE LOTS IS 9 LOTS

5. MINIMUM LOT SIZE: 10,000 SF

6. 6. EXISTING AND PROPOSED ZONING
- USE REGULATIONS

ANIMAL REGS

DENSITY

LOT SIZE

BLDG. TYPE

MAX FLR AREA

FLR AREA RATIO

HEIGHT

LOT COVERAGE

SETBACK

OPEN SPACE

SPECIAL AREA REGS

RS

Q

10,000

C

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G

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H

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C
7. GENERAL PLAN LAND USE CATEGORY:

8. GENERAL PLAN LAND USE DESIGNATION:

9. COMMUNITY PLAN: LAKESIDE

10. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED

11. PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED

12. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.

13. TOPOGRAPHY MAPPED FROM RECORD INFORMATION AND FIELD MEASUREMENTS BY REC CONSULTANTS, INC ON MARCH 10 2015.

14. SEWER SERVICE: SAN DIEGO COUNTY SANITATION DISTRICT

15. WATER SERVICE: HELIX WATER DISTRICT

16. FIRE PROTECTION SERVICE: LAKESIDE FIRE PROTECTION DISTRICT

17. SCHOOLS: CAJON VALLEY UNIFIED SCHOOL DISTRICT AND GROSSMONT UNION HIGH SCHOOL DISTRICT

18. STREET LIGHTING: PRIVATE SERVICE

19. ALL STREETS TO BE PRIVATE.
- VILLAGE

VR-4.3

LEGAL DESCRIPTION

PARCEL 1:  
THE WEST 10 ACRES OF LOT 16 IN BLOCK 16 OF THE SUBDIVISION OF THE "S" TRACT IN RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY. EXCEPTING THEREFROM PARCELS A AND B DESCRIBED AS FOLLOWS:

PARCEL "A":  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 0 DEG 21' 40" EAST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 16, 33 FEET TO THE INTERSECTION WITH THE CENTER LINE OF PEPPER DRIVE; THENCE ALONG SAID CENTER LINE SOUTH 89 DEG 53' 50" EAST 94.63 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 64 DEG 03' EAST 104.38 FEET; THENCE SOUTH 0 DEG 21' 40" WEST 512.48 FEET TO POINT "A"; THENCE SOUTH 89 DEG 44' EAST 15 FEET; THENCE SOUTH 0 DEG 21' 40" WEST 160 FEET; THENCE NORTH 89 DEG 44' WEST 203.75 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WEST LINE TO LINE TO THE POINT OF BEGINNING.

PARCEL "B":  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 0 DEG 21' 40" EAST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT, 33.00 FEET TO THE INTERSECTION WITH THE CENTER LINE OF PEPPER DRIVE; THENCE ALONG SAID CENTER LINE SOUTH 89 DEG 53' 50" EAST 94.63 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 64 DEG 03' EAST 136.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER LINE, SOUTH 64 DEG 03' EAST 268.73 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 10 ACRES OF SAID LOT 16; THENCE SOUTH 0 DEG 13' 40" WEST ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE OF THE WEST 10 ACRES, A DISTANCE OF 325 FEET; THENCE NORTH 89 DEG 44' WEST 243.13 FEET TO AN INTERSECTION WITH A LINE WHICH BEARS SOUTH 0 DEG 21' 40" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEG 21' 40" EAST 441.17 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 16 IN BLOCK 16 OF THE SUBDIVISION OF THE "S" TRACT, IN RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

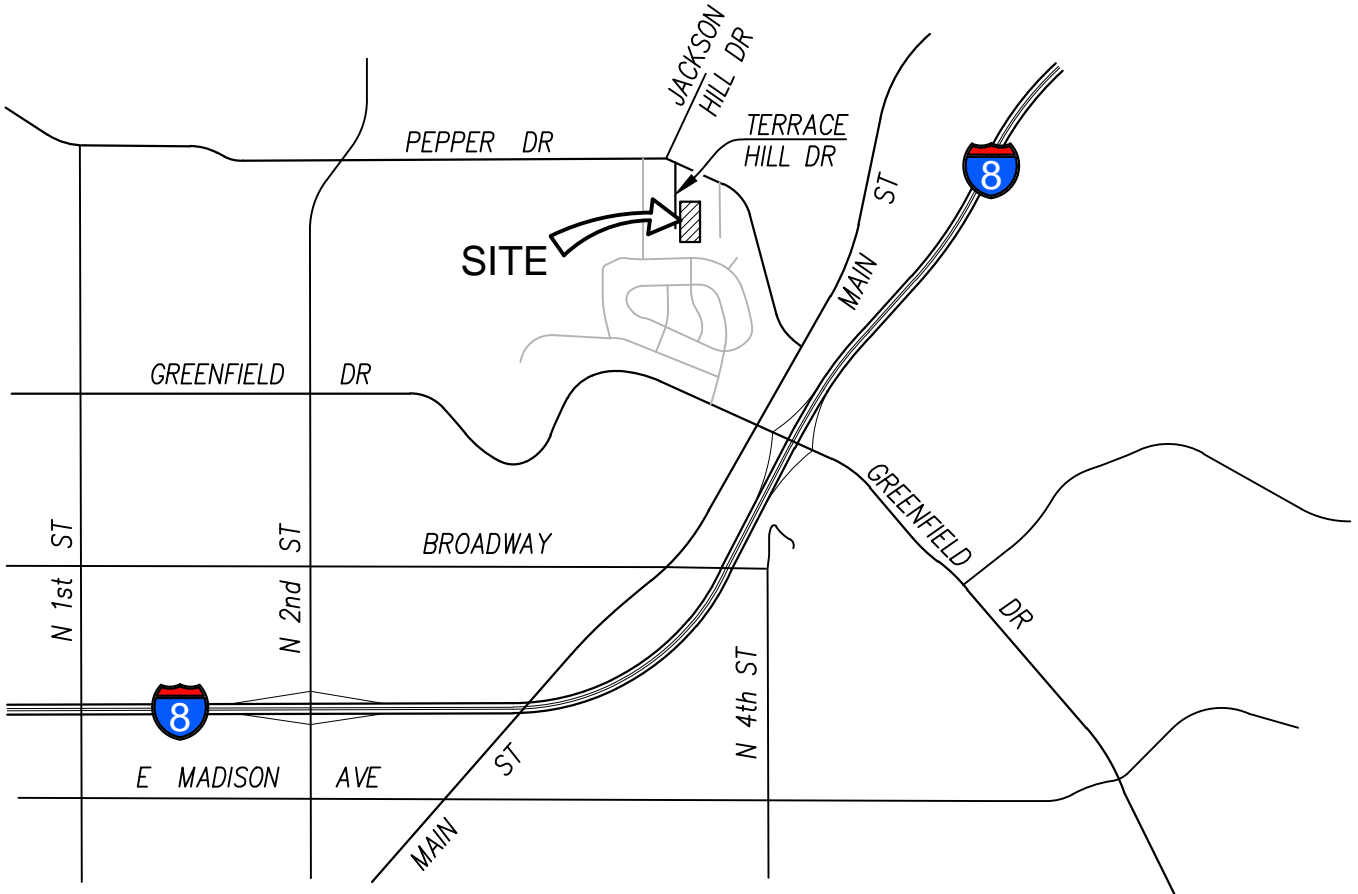
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 0 DEG 21' 40" EAST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT, 33.00 FEET TO THE INTERSECTION WITH THE CENTER LINE OF PEPPER DRIVE; THENCE ALONG SAID CENTER LINE SOUTH 89 DEG 53' 50" EAST 94.63 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 64 DEG 03' EAST 104.38 FEET; THENCE SOUTH 0 DEG 21' 40" WEST 512.48 FEET; THENCE NORTH 89 DEG 44' WEST 15.00 FEET; THENCE SOUTH 0 DEG 21' 40" WEST 160.00 FEET; THENCE NORTH 89 DEG 44' WEST 15.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEG 21' 40" WEST 98.00 FEET; THENCE NORTH 89 DEG 44' WEST 188.75 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WEST LINE TO A LINE WHICH BEARS NORTH 89 DEG 44' WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEG 44' EAST 188.75 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL MAP NO. 11467, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9, 1981 AS INSTRUMENT NO. 81-216263 OF OFFICIAL RECORDS.

PARCEL 2:  
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER THAT PORTION OF EXCEPTION PARCEL A WHICH LIES EAST OF A LINE BEARING SOUTH 0 DEG 21' 40" WEST FROM POINT "A" ABOVE DESCRIBED.

PARCEL 3:  
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCEL MAP NO. 11467, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9, 1981 AS INSTRUMENT NO. 81-216263 OF OFFICIAL RECORDS, WHICH ARE DELINEATED AND DESIGNATED ON SAID PARCEL MAP AS "PROPOSED PRIVATE ROAD EASEMENT" AND "PROPOSED PRIVATE ROAD AND UTILITY EASEMENT".

PARCEL 4:  
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCEL MAP NO. 11467, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9, 1981 AS INSTRUMENT NO. 81-216263 OF OFFICIAL RECORDS, WHICH ARE DELINEATED AND DESIGNATED ON SAID PARCEL MAP AS "PROPOSED PRIVATE ROAD AND UTILITY EASEMENT", DISCLOSED BY EASEMENT GRANT DEED RECORDED MAY 08, 2014 AS INSTRUMENT NO. 2014-0187651 OF OFFICIAL RECORDS.

APN: 400-330-30-00



VICINITY MAP  
NOT TO SCALE  
THOMAS BROTHERS 1232 F5

EASEMENTS NOTES

ITEM #6 OF TITLE REPORT, AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES

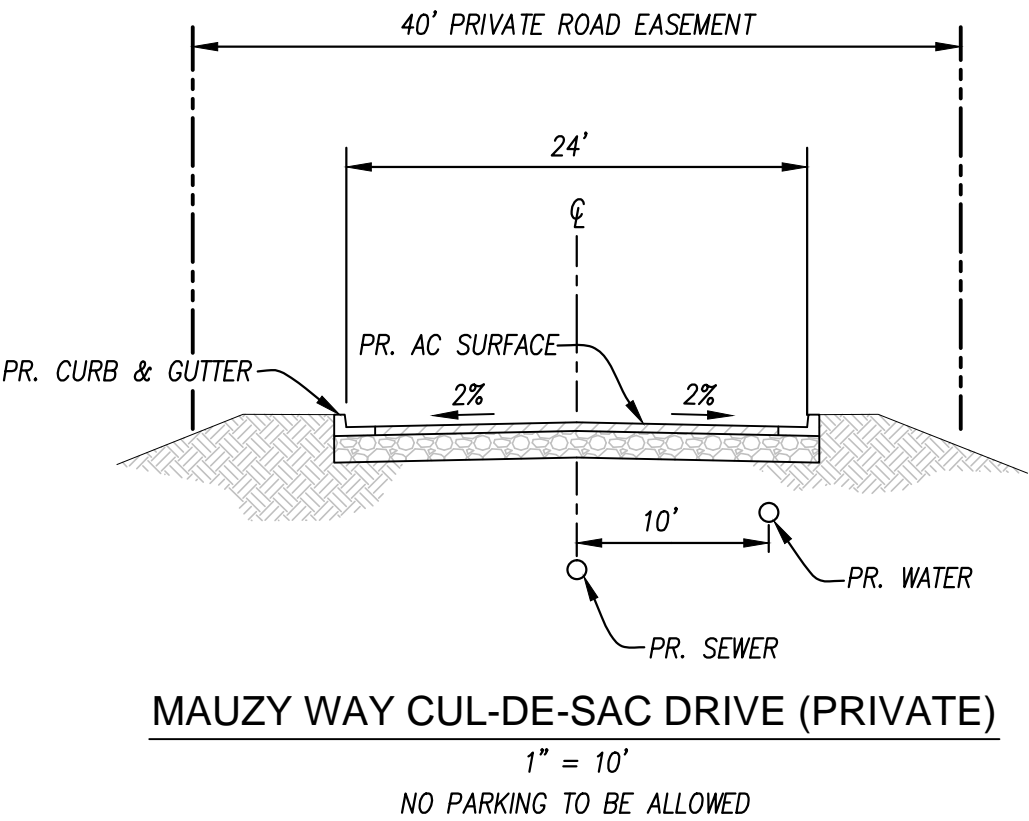
ITEM #7 OF TITLE REPORT, AN EASEMENT FOR PRIVATE ROAD, UTILITY AND INCIDENTAL PURPOSES

SOLAR ACCESS STATEMENT:

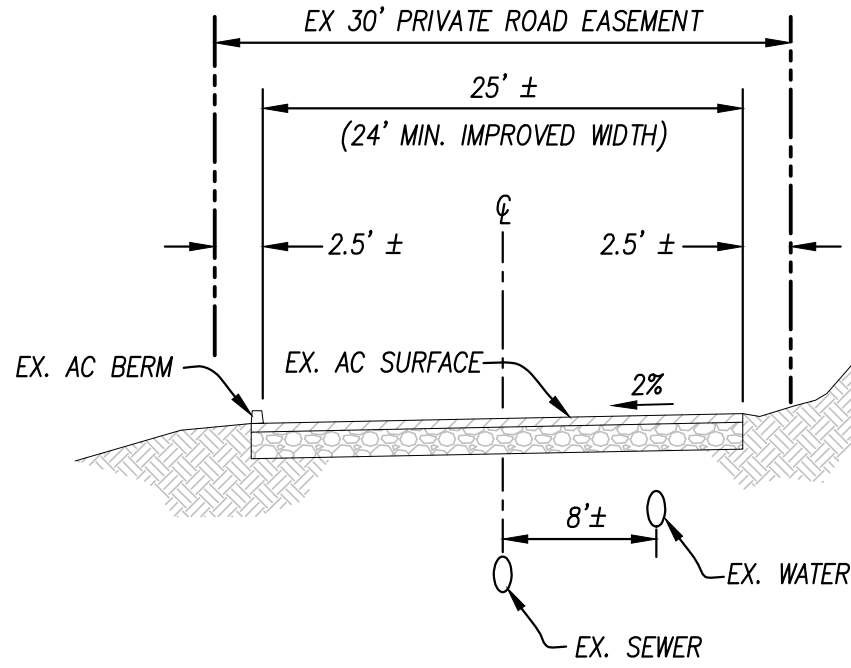
ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH, THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.



MAUZY WAY CUL-DE-SAC DRIVE (PRIVATE)  
1" = 10'  
NO PARKING TO BE ALLOWED



TERRACE HILL DRIVE  
EXISTING SECTION (PRIVATE RD)  
1" = 10'  
NO PARKING TO BE ALLOWED

LEGEND

- R/W

P

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S

S

S
- RIGHT-OF-WAY

PROPERTY BOUNDARY

CENTERLINE

LOT LINE

EASEMENTS

BUILDING SETBACKS

PROPOSED SEWER MAIN

PROPOSED SEWER LATERAL

PROPOSED SEWER MANHOLE

PROPOSED:

- EX FH

EX CONTOUR

EX POWER POLE

EX SEWER MAIN

EX SEWER MANHOLE

EXISTING:

- EX FH

EX CONTOUR

EX POWER POLE

EX SEWER MAIN

EX SEWER MANHOLE

SITE ADDRESS

TERRACE HILL DRIVE  
EL CAJON, CA 92021

APPLICANT:

GREG BROWN  
565 N. MAGNOLIA AVENUE  
EL CAJON, CA 92020  
TEL: (619) 281-9264

OWNER:

SKY TERRACE, L.P.  
1000 PIONEER WAY  
EL CAJON, CA 92020  
TEL: (619) 977-1552

ENGINEER OF WORK

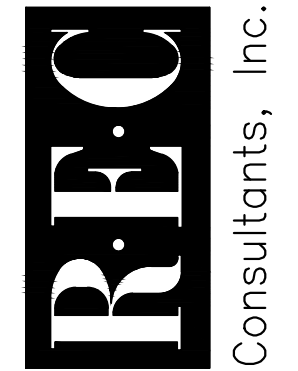
REC CONSULTANTS, INC.  
2442 SECOND AVENUE  
SAN DIEGO, CA 92101  
PH. (619) 232-9200

JONATHAN RAAB RYDEEN  
EXPIRES ON 6/30/19

R.C.E. 64811

DATE

Civil Engineering • Environmental  
2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax

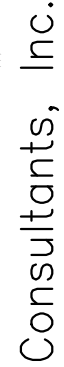


REVISIONS		DESCRIPTION
BY	DATE	

JOB NO. XX-XX

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"TERRACE HILL DRIVE"  
COUNTY OF SAN DIEGO TRACT NO. 5599  
County of San Diego, California





BY	DATE	DESCRIPTION

"TERRACE HILL DRIVE"  
COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
County of San Diego, California

EET NO.  
2 OF 2

